

089.0

Map

0001

Block

0009.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 935,000 /

USE VALUE: 935,000 /

ASSESSed: 935,000 /

Total Card /

Total Parcel

935,000

935,000

935,000

PROPERTY LOCATION

089.0

0001

0009.0

Map

Block

Lot

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

10/16/18

!7181!

PRINT

Date

Time

12/30/21

05:09:43

LAST REV

Date

Time

04/30/19

15:46:04

apro

7181

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

OWNERSHIP

Owner 1: 58-60 HEMLOCK STREET LLC

Owner 2:

Owner 3:

Street 1: 441 PLEASANT STREET

Street 2:

Twn/City: BELMONT

St/Prov: MA

Cntry

Own Occ: N

Postal: 02478

Type:

PREVIOUS OWNER

Owner 1: EL-LAKKIS NABIH -

Owner 2: -

Street 1: 441 PLEASANT ST

Twn/City: BELMONT

St/Prov: MA

Cntry

Postal: 02478

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2286 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Topo

Street

Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

10/16/18

!7181!

PRINT

Date

Time

12/30/21

05:09:43

LAST REV

Date

Time

04/30/19

15:46:04

apro

7181

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

447,400

0

10,440.

487,600

935,000

Year end

12/23/2021

2021

104

FV

426,700

0

10,440.

487,600

914,300

Year End Roll

12/10/2020

2020

104

FV

426,700

0

10,440.

487,600

914,300

914,300

Year End Roll

12/18/2019

2019

104

FV

330,500

0

10,440.

494,500

825,000

825,000

Year End Roll

1/3/2019

2018

104

FV

330,500

0

10,440.

369,200

699,700

699,700

Year End Roll

12/20/2017

2017

104

FV

309,500

0

10,440.

334,300

643,800

643,800

Year End Roll

1/3/2017

2016

104

FV

309,500

0

10,440.

320,400

629,900

629,900

Year End

1/4/2016

2015

104

FV

275,000

0

10,440.

271,700

546,700

546,700

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

EL-LAKKIS NABIH

66224-375

10/15/2015

Convenience

99

No

No

CALAUTTI SALVAT

1384-37

5/18/2010

504,000

No

No

CALAUTTI SALVAT

1384-36

5/18/2010

Convenience

1

No

No

CALAUTTI SALVAT

1194-102

9/29/1998

Family

No

No

F

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

10/16/2018

MEAS&NOTICE

CC

Chris C

3/25/2009

Measured

197

PATRIOT

10/26/2000

Inspected

189

PATRIOT

1/21/2000

Measured

163

PATRIOT

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

10440

Sq. Ft.

Site

0

70.

0.67

5

Topo

-5

487,579

487,600

Total AC/HA: 0.23967

Total SF/SM: 10440

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total:

487,579

Spl Credit

Total:

487,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1926	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	20 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value